



Mayor Mike Spano

CITY OF YONKERS

Sam Borrelli
Acting Commissioner

DEPARTMENT OF HOUSING AND BUILDINGS
87 Nepperhan Avenue, 5th Floor
Yonkers, NY 10701
Building Tel. 914.377.6500
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June 21, 2022

Stephen A. Veneruso, Esq.
35 East Grassy Sprain Road
Suite 400
Yonkers, NY 10710-4618

Re: Non-Conforming Use #5783
155 Warburton Avenue
Block: 2099 Lot: 13
Zone: CM

To Whom It May Concern:

Please be advised that at a meeting of the Zoning Board of Appeals held on May 17, 2022, your application for an Non-Conforming Use, for conversion of a building to a two family residence, whereas:

- *change of use of a vacant building to a non-conforming in a CM zone requires a zoning variance;*

has been approved subject to the attached Special Conditions.

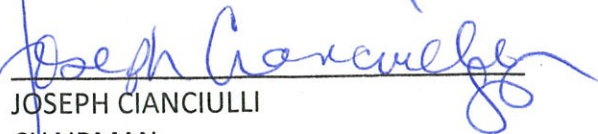
Prior to the issuance of any permits you will be required to serve written notice of all Zoning Board of Appeals Special Conditions by registered or certified mail on all known property owners within radius of 200 feet of the area of land affected by the Grant, as specified in G.O. 43-157.

Proof of service of a copy of the said notice and conditions set forth by the Zoning Board of Appeals is to be filed with the Clerk of the Zoning Board of Appeals within ten days after receipt of this letter.

Certificates of Occupancy will be issued only after all conditions are complied with.

Very truly yours,

ZONING BOARD OF APPEALS


JOSEPH CIANCIULLI
CHAIRMAN

cc: ZBA File, Plan File, Assessors File, Planning Dept., Denise Egiziaco (Mayor's Office),
Engineering/Traffic Engineering

SPECIAL CONDITIONS:
NON-CONFORMING USE #5783
155 WARBURTON AVENUE
BLOCK: 2099 LOT: 13
ZONE: CM

1. All fire, health, environmental, safety, and building codes shall be adhered to at all times.
2. All curbs and sidewalks abutting the property that need repairing or replacement as per the City of Yonkers Department of Engineering, then the repair or replacements must be done before the certificate of occupancy is issued.
3. Any back real estate taxes and or fines, if owed, must be paid in full within 60 days of this hearing, and proof must be submitted to this Board (May 17, 2022).
4. These conditions shall be on the certificate of occupancy, and the applicant and/or property owner shall permit inspections at the discretion of the City's Department of Housing and Buildings at least once every calendar year to determine that the conditions are being satisfied.
5. There will be fire, carbon monoxide and smoke detectors on the premises hooked up to an outside 24-hour monitoring system before the certificate of occupancy is issued.
6. Should the applicant and/or property owner not comply with, breach, or violate any of these conditions, at any time, the approval this these variances is hereby rescinded. It authorizes the City's Department of Housing and Buildings to take appropriate action.
7. All expenses associated with these conditions shall be the sole responsibility of the property owner.
8. After Zoning Board of Appeals approval, Site Plan Review by the Planning Board is required.

(NOTHING BELOW THIS LINE)